

# R&D Availabilities

# **Silicon Valley Research**

225 West Santa Clara Street, 10th Floor San Jose, CA 95113 +1 408 282 3800



# **COLLIERS EXCLUSIVES**

# **INDUSTRIAL - FOR LEASE**



1016290955 - Y





Construction Status:	Existing
Class:	C
Floors:	2
Available Date:	Immediate
Occupied?:	No

PROPERTY INFORMATION

48571 Milmont Dr

# **AVAILABLE INFORMATION**

# **CONTACT / COMMENTS**

**BROKERAGES:** 

14,205 Colliers

4.0 / 1000

16' - 18'

2,000; 277/480

Mark Maguire, SIOR R&D/Office \$1.65 FS

510-433-5835 408-282-3911 Craig Fordyce, SIOR, CCIM 408-282-3954

**Kyle Portal** 

2 LEASE NOTES

3 Call to tour.

FEATURES: Breakroom

Clear Height (min - max):

Conference Room - 2

Highway Access - 880

Plug & Play Private Office - 19

FOR LEASE

Available SF:

Avail Subtype:

Rental Rate:

Parking Ratio:

Amps; Volts:

Dock High Doors:

**Grade Level Doors:** 

Industrial

64,000

R&D/Office

3.66 Acres

SJC-30 Gilroy

835-02-060

Workstations/Cubicles - 28

SJC-14 Milpitas/Fremont (partial) Territory:

519-1010-087

2



1016177130 - Y



# 9015 Murray Ave Gilroy, CA 95020

Territory: APN:

APN:

Industrial Property Type: R&D/Office Property Subtype: 54.432 Property SF: 2.62 Acres Lot Size: Construction Status: Existing 2 Floors: Immediate Available Date: No Occupied?:

# **FOR LEASE**

Available SF:

Avail Subtype: R&D/Office \$0.95 NNN Rental Rate:

Expenses: Parking Ratio:

FEATURES: Highway Access - 101

Sprinklers

### **BROKERAGE:**

6,018 Colliers

4.0 / 1000

**Jeff Barnes** Mark Sanchez

TBD PROPERTY DESCRIPTION As of 3/22: Community Solutions occupies: 33,000SF

PDI Insurance occupies: 10,040SF

**LEASE NOTES** 

2nd floor office space. High Image building in "Warm Shell" condition.

408-218-3366

408-313-8444

### **INDUSTRIAL - FOR LEASE** PROPERTY INFORMATION **CONTACT / COMMENTS AVAILABLE INFORMATION** BROKERAGE: 875 Ames Ave FOR LEASE 2,628 Colliers Milpitas, CA 95035 Available SF: 408-282-3850 Mark Kuiper Industrial Avail Subtype: R&D Property Type: \$1.75 IG Rental Rate: R&D **LEASE NOTES** Property Subtype: TBD 50% Office, Balance Warehouse. Call for Pricing & Tour Instructions Expenses: 12.682 Property SF: 0.92 Acre Parking Ratio: 3.0 / 1000 Lot Size: 200 ; 110/208 Amps; Volts: Construction Status: Existina 3 Phase: С Class: 1016291034 - Y Floors: FEATURES: Highway Access - 680 Available Date: Immediate Skylights Sprinklers Occupied?: No SJC-13 Milpitas Town Center Territory: **Dixon Landing Business Park BROKERAGE:** FOR LEASE 1137 Cadillac Ct 13,920 Colliers Available SF: 408-282-3900 Milpitas, CA 95035 Michael Rosendin, SIOR, CCIM Avail Subtype: R&D 408-282-3911 Craig Fordyce, SIOR, CCIM \$2.05 NNN Rental Rate: Industrial Property Type: TBD LEASE NOTES R&D Expenses: Property Subtype: Parking Ratio: 3.4 / 1000 40% HVAC office. Balance high bay production area with 100% 36.120 Property SF: 2 HVAC. Power drops in warehouse/manufacturing area. Fully fire 2.91 Acres Dock High Doors: Lot Size: 2 sprinklered and insulated. Occupied, call agents to arrange a tour. **Grade Level Doors:** Construction Status: Existing 1016302612 - Y 20' - 20' B Clear Height (min - max): Class: 500; 277/480 Amps ; Volts: Floors: 3 Available Date: 9/01/2023 Phase: No Occupied?: FEATURES: HVAC - 100% Territory: SJC-14 Milpitas/Fremont (partial) Sprinklers



APN:

Territory:

APN:

1016302535 - Y



Main St. Auto Center **FOR LEASE** 

SJC-13 Milpitas Town Center

1624 S Main St Available SF: Milpitas, CA 95035 R&D Avail Subtype: \$1.65 NNN Rental Rate: Industrial Property Type: R&D Expenses: Property Subtype: Rent + Expenses: 23.670 Property SF: 3.6 / 1000 Parking Ratio: Construction Status: Existing 16' Clear Height (min - max): Floors: 200: 120/208 Available Date: Immediate Amps; Volts: No Occupied?: FEATURES: Automotive

086-22-024 Sprinklers

Highway Access - 880

022-38-021

**BROKERAGE:** 

5.180 Colliers

408-282-3979 **Brent Dressen** 

LEASE NOTES

Neighborhood industrial service center. Handicapped restrooms. Built

\$1.83 PSF fully sprinklered. Fire alarm system.

### PROPERTY INFORMATION **AVAILABLE INFORMATION CONTACT / COMMENTS** BROKERAGE: 180 Cochrane Cir FOR LEASE 15,000 Colliers Morgan Hill, CA 95037 Available SF: 408-282-3912 4,200 George Quinn, III Industrial Office BuildOut SF: Property Type: Matt van Keulen 408-842-7000 R&D SF: 10.800 R&D Property Subtype: Avail Subtype: R&D 35.000 Property SF: \$1.00 GR Rental Rate: Construction Status: Existing TBD Expenses: Floors: Parking Ratio: 3.1 / 1000 Available Date: Immediate 1016300495 - Y 3 Dock High Doors: Occupied?: 2 **Grade Level Doors:** SJC-29 Morgan Hill Territory: 18' - 18' Clear Height (min - max): APN: 726-34-008 2,000; 120/208 Amps; Volts:



1016289838 - Y





Madrone Business Park		
18705 Madrone Pkwy		

Morgan Hill, CA 95037

Industrial Property Type: R&D/Office Property Subtype: 160.000 Property SF: 9.99 Acres Lot Size: Construction Status: Existing

2001 Year Built: Class: Floors: Available Date: Immediate

Occupied?: Territory: SJC-29 Morgan Hill

APN: 726-35-023

**FOR LEASE** 

FEATURES: Sprinklers

Available SF: Min - Max Divisibility: 13,151 - 19,703

Avail Subtype: R&D/Office \$1.15 NNN Rental Rate: \$0.22 Expenses: \$1.37 PSF

2 Floor Num: Parking Ratio: 4.0 / 1000 2 Grade Level Doors: 3,000; 277/480

FEATURES: Highway Access - 101

Lab Space - 2-story

Amps: Volts:

Rent + Expenses:

Server/IT Room - With backup breaker and

redundant cooling

### **BROKERAGE:**

19,703 Colliers

408-842-7000 Matt van Keulen

### **INDUSTRIAL - FOR LEASE** PROPERTY INFORMATION **AVAILABLE INFORMATION CONTACT / COMMENTS** BROKERAGE: Morgan Hill Ranch FOR LEASE 12,500 Colliers 780 Jarvis Dr Available SF: 408-218-3366 Morgan Hill, CA 95037 **Jeff Barnes** Avail Subtype: R&D \$1.35 NNN Rental Rate: Industrial Property Type: \$0.25 Expenses: R&D Property Subtype: \$1.60 PSF Rent + Expenses: 50,112 Property SF: 6.00 Acres Parking Ratio: 5.0 / 1000 Lot Size:

1016298570 - N





Floors: FEATURES: Drop Ceiling - 100%

Existing

Industrial

1997

Available Date: Immediate Occupied?: Yes

Territory: SJC-29 Morgan Hill

FOR LEASE	BROKERAGE:

400: 277/480

11,350 Colliers

R&D

800; 120/208

Jere Hench

Jake Smart

John McMahon

Mountain View, CA 94043 Property Type: Property Subtype:

Territory:

918 N Rengstorff Ave

Construction Status:

Year Built:

R&D Property SF: 22,750 Construction Status:

С Class: Floors:

Immediate Available Date: Occupied?: Yes

APN: 147-06-028

\$3.45 NNN Rental Rate: \$0.20 Expenses: \$3.65 PSF LEASE NOTES Rent + Expenses: Existing 2.0 / 1000 Parking Ratio: Grade Level Doors: 18' Clear Height (min - max):

SJC-02 Mt. View Central FEATURES: Sprinklers

Amps; Volts:

Grade Level Doors:

Highway Access - 101 HVAC - 100%

Amps ; Volts:

Sprinklers

Available SF:

Avail Subtype:

1016294405 - N



1016273090 - N





Vanni Business Park

297-319 N Bernardo Ave COMBO Mountain View, CA 94043

Industrial Property Type: R&D Property Subtype: 104,240 Property SF: Construction Status: Existing С Class:

Floors: Available Date: Occupied?:

SJC-04 Oakmead Territory: 165-36-003 APN:

FOR LEASE

10,000 Colliers Available SF: 100 - 10,000 Min - Max Divisibility:

Avail Subtype: R&D/Office \$3.90 - \$5.25 FS Rental Rate:

Parking Ratio: Amps; Volts: FEATURES: Clean Room -

Highway Access - 101, 237 Immediate Lab Space Life Science -Plug & Play

Private Office - Coworking space

### BROKERAGE:

408-282-3954 Kyle Portal 408-282-3909 Jake Smart

**LEASE NOTES** 

4.0 / 1000 Fully Furnished Plug & Play Life Science Research Park Opportunity in 1.600: Mountain View. Flexible terms include month-to-month occupancy. Services include full service office and lab space with shared conference rooms, reception, shipping, receiving, break rooms, mothers' rooms, showers, internet, and more. Coworking space.

Recently renovated creative R&D space available now. Call to tour.

408-282-3832

408-282-3944

### PROPERTY INFORMATION **CONTACT / COMMENTS AVAILABLE INFORMATION** BROKERAGE:

1016300229 - N

11



3200 N 1st St FOR LEASE 85,017 Colliers San Jose, CA 95134 Available SF: 65,000 Industrial Office BuildOut SF: Property Type: R&D/Office SF: 20,017 R&D/Office Property Subtype: R&D/Office Extraordinary stand alone, partial two-story, market ready, Class-A Avail Subtype: 85.017 Property SF: \$2.90 NNN Office/R&D building. Rental Rate: 4.80 Acres Lot Size: \$0.84 Expenses: Construction Status: Existina \$3.74 PSF Rent + Expenses: 1997 Year Built: 3.0 / 1000 A Parking Ratio: Class: 3 Dock High Doors: Floors: Grade Level Doors: 10/01/2023 Available Date: 2,000; 408/277 Amps; Volts: Occupied?: Territory: SJC-09 San Jose North FEATURES: Fitness Center

SJC-08 San Jose North

097-53-008

Lab Space

FOR LEASE

Kitchen/Kitchenette

Lobby

Parking: EV Stations

Signage Sprinklers



1016302680 - N



San Jose, CA 95134		
Industrial		
R&D		
64,336		
4.28 Acres		
Existing		
1984		
1		
3/01/2024		
Yes		

3939 N 1st St

Territory:

APN:

Available SF: Avail Subtype: R&D \$2.85 NNN Rental Rate: \$0.65 Expenses: \$3.50 PSF Rent + Expenses: Parking Spaces: Dock High Doors: 3,000;480 Amps; Volts: FEATURES: Breakroom Highway Access - 237

BROKERAGE:

Craig Fordyce, SIOR, CCIM

**LEASE NOTES** 

64,336 Colliers 408-282-3911 Craig Fordyce, SIOR, CCIM 408-282-3900 Michael Rosendin, SIOR, CCIM 408-282-3954 **Kyle Portal** Jake Smart 408-282-3909

### 231 LEASE NOTES

Can be made available sooner. New to market high-end office/R&D for lease. Modernized lobby, office & kitchen/breakroom. Mix of vaulted ceiling and 9'10" office drop ceiling througout. Rear covered dock loading. Extensive lab infrastructure (hardware, lab & data infrastructure). Proximity to amenities. High identity N. First Street location.

### PROPERTY INFORMATION **CONTACT / COMMENTS AVAILABLE INFORMATION**

13



1016294863 - N



Industrial Property Type: R&D Property Subtype: 24.483 Property SF:

Construction Status: Existing С Class: Floors: Available Date: Immediate Parking Spaces:

Occupied?: SJC-11 Intl Business Park Territory: APN: 244-19-040

FOR LEASE 24,483 Colliers Available SF: 8,500 Office BuildOut SF: R&D SF: 15,983

BROKERAGE:

LEASE NOTES

**BROKERAGE:** 

agent for touring instructions.

1

2

3

Greg Galasso, SIOR

insulated production area with clear height.

Excellent Tech/R&D freestanding building. Set up for assembly

manufacturing. Approximately 20% office space including open area,

privates offices, and conference rooms. Approximately 80% open

Avail Subtype: R&D \$2.05 GR Rental Rate: Expenses: Parking Ratio: 3.5 / 1000 87

Dock High Doors: Grade Level Doors: Clear Height (min - max): 16' - 20' 2.000: 277/480 Amps ; Volts:

Phase: FEATURES: Highway Access - 880, 680, 101

HVAC - 100% Sprinklers



1016259645 - Y



### 6450 Via Del Oro San Jose, CA 95119

APN:

2070 Ringwood Ave

San Jose, CA 95131

Industrial Property Type: R&D Property Subtype: Property SF: 75,616 Lot Size: 5.68 Acres Construction Status: Existina 1984 Year Built: Floors Available Date: **Immediate** Occupied?: No Territory: SJC-28 San Jose South

### FOR LEASE

706-09-068

24,400 Colliers Available SF: Mark Zamudio, CCIM Avail Subtype: R&D **David Mein** \$1.60 NNN Rental Rate: Expenses: TBD LEASE NOTES Parking Ratio:

4.7 / 1000 Signal Story Office / R&D building of 75,616 square feet on a 5.68 acre lot with 354 parking spaces, 4.68/1000. The building was recently purchased by a user who will occupy 51,213 square feet and is offering 24,400 square feet of office space for lease. The space for lease in 100% dropped ceiling office with a mix of privates and open area. It may be possible add a grade lever door on the north side of the building. Renovations should be complete in April of 2020. Located across the street from the light rail station. The zoning is Industrial Park and the general Plan is Transit Employment Center. The power to the building is 3000-amps, 277/480-volt. (Tenant should verify). Call listing

408-832-2839

408-282-3822

408-891-6504

			INDUSTRIAL - FOR LEA	.OL		
	PROPERTY INFORMA	ATION	AVAILABLE INFORMATION		CONTACT / COMMENTS	
1016300497 - N	IBP 1704 Automation Pkwy San Jose, CA 95131  Property Type: Property Subtype: Property SF: Lot Size: Construction Status: Year Built: Class: Floors: Available Date:	Industrial R&D/Office 84,208 5.61 Acres Existing 1997 A 2 Immediate	AVAILABLE INFORMATION  FOR LEASE Available SF: Avail Subtype: Rental Rate: Expenses: Rent + Expenses: Parking Ratio: Amps ; Volts:  FEATURES: Signage - Monument Sprinklers	84,208 R&D/Office \$2.25 NNN \$0.55 \$2.80 PSF 3.7 / 1000 2,000 ; 277/480	BROKERAGE: Colliers John Colyar Kyle Portal Brett Taylor Maryjane Archuleta	
<b>7</b> 0	Occupied?: Territory: APN:	Yes SJC-11 Intl Business Park 244-13-019	FORLEAGE		BROKERAGE:	
16	Link Corporate Court 2048 Corporate Ct San Jose, CA 95131  Property Type:	Industrial	FOR LEASE Available SF: Avail Subtype: Rental Rate:	R&D \$1.75 NNN	Colliers  Dave Schmidt, SIOR  Ed Hofer, SIOR	408-282-381 408-282-381 408-282-381
1016298648 - N	Property Subtype: Property SF: Lot Size: Construction Status: Year Built: Floors:	R&D 131,170 8.80 Acres Existing 1990	Expenses: Rent + Expenses: Parking Ratio: Grade Level Doors: Clear Height (min - max): Amps ; Volts:	\$0.39 \$2.14 PSF 3.8 / 1000 1 18' - 18' 400 ; 277/480	LEASE NOTES	
Adobe	Available Date: Occupied?: Territory:	Immediate Yes SJC-11 Intl Business Park	FEATURES: Highway Access - 680, 880			
17	Link Corporate Court 2060 Corporate Ct San Jose, CA 95131		FOR LEASE Available SF: Avail Subtype:	23,657 R&D	BROKERAGE: Colliers Dave Schmidt, SIOR	408-282-381
016298649 - N	Property Type: Property Subtype: Property SF: Lot Size: Construction Status: Year Built:		Rental Rate:  Expenses:  Rent + Expenses:  Parking Ratio:  Grade Level Doors:  Clear Height (min - max):		LEASE NOTES	408-282-381 408-282-381
FLYER	Floors: Available Date: Occupied?: Territory:	1 Immediate Yes SJC-11 Intl Business Park	FEATURES: Highway Access - 680, 880			

### **CONTACT / COMMENTS** PROPERTY INFORMATION **AVAILABLE INFORMATION BROKERAGE:** 18 Montague Oaks Business Park FOR LEASE 25,485 Colliers 617 River Oaks Pkwy Available SF: 408-282-3911 San Jose, CA 95134 Craig Fordyce, SIOR, CCIM Avail Subtype: R&D 408-282-3901 Shane Minnis, LEED ® AP \$2.85 NNN Rental Rate: Industrial Property Type: Michael Rosendin, SIOR, CCIM 408-282-3900 Expenses: R&D Property Subtype: \$3.52 PSF PROPERTY DESCRIPTION Rent + Expenses: 53,510 Property SF: Part of 8 building project for future expansion. Within walking distance 3.3 / 1000 6.09 Acres Parking Ratio: Lot Size: to retail. Close proximity to San Jose International, Montague Grade Level Doors: Construction Status: Existing Expressway and Highways 101, 237 & 880. 800: 277/480









Montague Oaks Business Park		
APN:	097-68-003	
Territory:	SJC-09 San Jose North	
Website:		
-		

627 River Oaks Pkwy

San Jose, CA 95134

Property Type:

Property SF:

Available Date:

APN:

Property Subtype:

Construction Status:

Year Built:

Available Date:

Occupied?:

Class:

Floors:

Zoning:

FOR LEASE

Amps ; Volts:

General Plan:

**Entitlements:** 

Topography:

Life Science

FEATURES: Data Center

Highway Access - Hwy 101, 880 & 237

Utilities:

1982

Yes

Immediate

Industrial

097-68-003



Class: General Plan: Floors:

Occupied?: Zoning: Website: Territory: SJC-09 San Jose North

Immediate Entitlements: Yes Utilities:

> FEATURES: Drop Ceiling - 100% Highway Access - 101, 237,880

Life Science -Sprinklers

Topography:

BROKERAGE:

the gross rents.

LEASE NOTES

16,901 Colliers

Michael Rosendin, SIOR, CCIM Craig Fordyce, SIOR, CCIM Shane Minnis, LEED ® AP

25,485 SF R&D space with medical device infrastructure available

rooms, 2 gowning rooms, 2 R&D labs, 3 generic labs + production

area. 2 grade level roll-up-doors + exterior fenced in storage area.

12/1/2022. 50% office, 45% lab, 5% warehouse. 4 - Class 10K clean

Power – 800 amps at 277/480 volts. Operating Expenses listed do not

include amortizations and a property management fee equal to 3% of

### PROPERTY DESCRIPTION

Part of 8 building project for future expansion. Within walking distance to retail. Close proximity to San Jose International, Montague Expressway and Highways 101, 237 & 880.

### **LEASE NOTES**

Occupied. 16,901 SF office/R&D space available 1/1/2023. 85% office, 15% lab. 3 - labs + storage/warehouse with 1 grade level roll-up-door + exterior fenced in storage area. Power - 800 amps at 277/480 volts. Operating Expenses listed do not include amortizations and a property management fee equal to 3% of the gross rents.

1016281521 - N





408-282-3900

408-282-3911

### **CONTACT / COMMENTS** PROPERTY INFORMATION **AVAILABLE INFORMATION** BROKERAGE: 20 Montague Oaks Business Park FOR LEASE 11,484 Colliers 645 River Oaks Pkwy Available SF: 408-282-3900 San Jose, CA 95134 Michael Rosendin, SIOR, CCIM Avail Subtype: R&D/Office 408-282-3911 Craig Fordyce, SIOR, CCIM \$2.65 NNN Rental Rate: Industrial Property Type: Shane Minnis, LEED ® AP 408-282-3901 Expenses: R&D/Office Property Subtype: \$3.38 PSF PROPERTY DESCRIPTION Rent + Expenses: Property SF: 26,589 Part of 8 building project which offers future expansion opportunities 3.3 / 1000 Parking Ratio: Construction Status: Existina for tenants. Within walking distance to retail. Close proximity to San 600 ; 277/480 Class: В Amps ; Volts: Jose International, Montague Expressway and Highways 101, 237 & 1016281522 - Y General Plan: Floors: Entitlements: Available Date: Immediate





1016290685 - Y





Silver Creek Business Center		
300 Piercy Rd		
San Jose, CA 95138		
-	_	_

Occupied?:

Zoning:

Website:

Territory:

APN:

Industrial Property Type: Industrial Property Subtype: 7.989 Property SF: Construction Status: Existing Concrete Tilt-Up Construction Material: Year Built: Floors: Immediate Available Date: Occupied?:

Territory: SJC-28 San Jose South APN: 678-08-046

FOR LEASE

Parking Ratio:

Sprinklers

No

SJC-09 San Jose North

097-68-002

Utilities:

Topography:

Sprinklers

FEATURES: Highway Access - 880

Available SF: Avail Subtype: \$1.85 NNN Rental Rate: Expenses: Rent + Expenses:

Grade Level Doors: 16' Clear Height (min - max): 200;480 Amps; Volts: 3 Phase: FEATURES: Highway Access - 85, 101

BROKERAGE:

R&D

**LEASE NOTES** 

7,989 Colliers Mark Sanchez

**LEASE NOTES** 

\$0.55 Available now. High end interior with open work area, training room, 11 private offices, break room., etc. Has a small caged area with 12'x12' 2.0 / 1000 rollup door. aprrox 700 sg. ft. mezzanine (not included in sq.ft.) High image a well maintained business park. Call to show.

11,484 SF office/R&D space available now. In turn-key / move-in ready

condition - 100% office. Break area + outdoor private patio with glass

277/480 volts. Operating Expenses listed do not include amortizations

roll-up door for indoor/outdoor experience. Power - 800 amps at

and a property management fee equal to 3% of the gross rents.

408-313-8444

### **INDUSTRIAL - FOR LEASE** PROPERTY INFORMATION **AVAILABLE INFORMATION CONTACT / COMMENTS BROKERAGE:** Tasman @ North First FOR LEASE 105,039 Colliers 10 W Tasman Dr Available SF: 408-282-3988 David Sandlin, SIOR San Jose, CA 95134 Avail Subtype: R&D 408-832-2839 Greg Galasso, SIOR \$2.95 NNN Rental Rate: Property Type: Industrial 408-282-3822 Mark Zamudio, CCIM Expenses: R&D Property Subtype: \$3.58 PSF PROPERTY DESCRIPTION 199,663 Rent + Expenses: Property SF: Former Cisco site. 2 buildings on 8.37 acres. Renovated 2007. 3.1 / 1000 Parking Ratio: 8.37 Acres Lot Size: <sub>2</sub> LEASE NOTES Dock High Doors: Construction Status: Existing 1016270505 - Y Available now. **Grade Level Doors:** Year Built: 16' - 16' Clear Height (min - max): Class: Amps ; Volts: 4,000; 277/480 3 Floors:

23



1016290958 - N



2550 Wal	sh Av	Э
Santa Cla	ara CA	95050

Available Date:

Property Type:

Occupied?: Territory:

APN:

Property Subtype:	R&D/Office
Property SF:	65,841
Lot Size:	3.27 Acres
Construction Status:	Existing
Class:	В
Floors:	2
Available Date:	Immediate
Occupied?:	Yes
Territory: SJC-05 Sa	inta Clara (Non Marriott Area)
APN:	216-28-113

### **FOR LEASE**

Phase:

Immediate

097-55-023

Industrial

SJC-08 San Jose North

No

	Available SF:	
	Office BuildOut SF:	
•	R&D/Office SF:	
	Avail Subtype:	R&I
;	Rental Rate:	\$3.5
ı	Expenses:	
;	Rent + Expenses:	\$4.
	Parking Ratio:	3.7
:	Parking Spaces:	
	Clear Height (min - max):	

FEATURES: Highway Access - 101, 280

Passenger/Freight Elevators:

Server/IT Room Sprinklers

Amps; Volts:

# **BROKERAGE:**

3

10,841

245 16'

1/1

2,500; 277/480

65,841	Colliers	
55,000	Greg Galasso, SIOR	408-832-2839

### LEASE NOTES

D/Office Two story freestanding office/R&D building. Furniture is included "as is". 10 foot ceilings with Cloud features. TI's available. Santa Clara \$0.77 utilities. Server room with racks. Backup generator, emergancy 60 unit .27 PSF hours/650 gallon tank. UPS-MGE Galexy 5000, Model 40-130 KVA 480V. Lunchroom and outdoor area. Professionally managed by River

### **INDUSTRIAL - FOR LEASE CONTACT / COMMENTS** PROPERTY INFORMATION **AVAILABLE INFORMATION** BROKERAGE: 101 @ Trimble Office Park FOR LEASE 3,363 Colliers 3180 De La Cruz Blvd, Suite 210 Available SF: 408-242-6187 Santa Clara, CA 95054 Dion Campisi, SIOR Avail Subtype: R&D/Office \$2.65 FS Rental Rate: **LEASE NOTES** Property Type: 2 6 private offices, 2 conference rooms, lab and break area. Floor Num: Office Property Subtype: 19,414 Load Factor: 12.00% Property SF: Parking Ratio: 3.0 / 1000 0.72 Acre Lot Size: 1/ Passenger/Freight Elevators: Construction Status: Existing 1016254082 - Y 1981 Year Built: FEATURES: Breakroom Class: Conference Room - 2 Highway Access - 101, 237, 880 Floors: Lab Space - With VCT Immediate Available Date: Private Office - 6 Occupied?: CC Zoning: SJC-07 101 N Lafayette St. E Territory: APN: 097-39-051 25 BROKERAGE: Santa Clara Park at Freedom Circle FOR LEASE 12,630 Colliers 3900 Freedom Circle, Suite 240 Available SF: 408-282-3911 Santa Clara, CA 95054 Craig Fordyce, SIOR, CCIM Avail Subtype: Rental Rate: \$2.85 NNN Office **LEASE NOTES** Property Type: \$1.19 Expenses include taxes, insurance, common area maintenance, Expenses: Office/R&D Property Subtype: Rent + Expenses: \$4.04 PSF management fee and utilities. Tenant is responsible for suite janitorial Property SF: 45,000 2 services. Existing Floor Num: Construction Status: Parking Ratio: 3 0 / 1000 Construction Material: Steel 1016221104 - Y Buildout: 2.000: 1980 Amps: Volts: Year Built: - Market Ready Condition Passenger/Freight Elevators: Class: - 7 Private Offices 2 General Plan: Floors: - Conference Room Immediate Entitlements: Available Date: - Break Area and Break Room Occupied?: No Utilities: - Lab Zoning: - Server Room Topography: - Open Workspace Website: FEATURES: Breakroom Territory: SJC-06 Marriott Conference Room -Onsite amenities Include: Drop Ceiling - 100% APN: 104-40-019 - Brand new KINETIC Fitness center with showers and lockers Highway Access - 101, 237, 880 - Brand new Conference/Training Room HVAC - 100% - Walking/riding trail to Santa Clara Square Parking: EV Stations -- Brand new metal seam roofs installed throughout the project

Plug & Play

Signage -

Sprinklers

Private Office - 7

- Electric vehicle charging stations onsite

large umbrellas for coverage, serene water areas

- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,

### **INDUSTRIAL - FOR LEASE** PROPERTY INFORMATION **AVAILABLE INFORMATION CONTACT / COMMENTS** BROKERAGE: Santa Clara Park at Freedom Circle 26 FOR LEASE 7,253 Colliers 3960 Freedom Circle, Suite 201 Available SF: 408-282-3911 Santa Clara, CA 95054 Craig Fordyce, SIOR, CCIM Avail Subtype: R&D/Office \$2.85 NNN Rental Rate: Office LEASE NOTES Property Type: \$1.06 Expenses include taxes, insurance, common area maintenance, Office Expenses: Property Subtype: \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial Rent + Expenses: Property SF: 45,000 2 services. Floor Num: Construction Status: Existina 3.0 / 1000 1980 Parking Ratio: Year Built: 2,000 ; 460 Buildout: 1016271470 - Y Class: B Amps; Volts: - 4 Private Offices 2 Passenger/Freight Elevators: Floors: - Conference Rooms 6/01/2023 General Plan: Available Date: - Huddle Room No Entitlements: Occupied?: - IT/Storage Room Zoning: Utilities: - Open Office Website: Topography: Onsite amenities Include: Territory: SJC-06 Marriott FEATURES: Breakroom - Brand new KINETIC Fitness center with showers and lockers

- Brand new Conference/Training Room

- Walking/riding trail to Santa Clara Square

- Electric vehicle charging stations onsite

large umbrellas for coverage, serene water areas

- Brand new metal seam roofs installed throughout the project

- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,

Conference Room -

Drop Ceiling - 100%

HVAC - 100%

Private Office - 4

Reception Area

Restrooms Server/IT Room Sprinklers

Highway Access - 101

### **INDUSTRIAL - FOR LEASE** PROPERTY INFORMATION **CONTACT / COMMENTS AVAILABLE INFORMATION BROKERAGE:** Santa Clara Park at Freedom Circle 27 FOR LEASE 3,746 Colliers 3960 Freedom Circle, Suite 202 Available SF: Craig Fordyce, SIOR, CCIM 408-282-3911 Santa Clara, CA 95054 R&D/Office Avail Subtype: \$2.85 NNN Rental Rate: LEASE NOTES Property Type: Office \$1.06 Expenses include taxes, insurance, common area maintenance, Expenses: Office Property Subtype: 45,000 Rent + Expenses: \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial Property SF: 2 services. Floor Num: **Construction Status:** Existing 1980 Parking Ratio: 3.0 / 1000 Year Built: 1016301054 - Y Buildout: 2,000;460 Class: B Amps; Volts: - 2 Private Offices FLYER Passenger/Freight Elevators: Floors: - 1 Conference Room 6/01/2023 General Plan: Available Date:

No Entitlements:

Utilities:

SJC-06 Marriott

Topography:

Drop Ceiling - 100%

HVAC - 100%

Private Office - 2

Reception Area

Server/IT Room Sprinklers

Restrooms

Highway Access - 101

Adobe

Occupied?:

Zoning:

Website:

Territory:

FEATURES: Breakroom Onsite amenities Include: Conference Room - 1

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room - Walking/riding trail to Santa Clara Square

- Break Room

- IT/Storage Room

- Reception area - Open Office

- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,

### **INDUSTRIAL - FOR LEASE** PROPERTY INFORMATION **CONTACT / COMMENTS AVAILABLE INFORMATION BROKERAGE:** Santa Clara Park at Freedom Circle FOR LEASE 6,370 Colliers 3960 Freedom Circle, Suite 203 Available SF: Craig Fordyce, SIOR, CCIM 408-282-3911 Santa Clara, CA 95054 R&D/Office Avail Subtype: \$2.85 NNN Rental Rate: LEASE NOTES Property Type: Office \$1.06 Expenses include taxes, insurance, common area maintenance, Expenses: Office Property Subtype: 45,000 Rent + Expenses: \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial Property SF: 2 services. Floor Num: **Construction Status:** Existing 1980 Parking Ratio: 3.0 / 1000 Year Built: 1016301055 - Y Buildout: 2,000;460 Class: B Amps; Volts: - 4 Private Offices 2 Passenger/Freight Elevators: Floors: - Huddle Room 6/01/2023 General Plan: Available Date: - Break Room No Entitlements: Occupied?: - IT/Storage Room Utilities: Zoning: - Open Office Website: Topography: Onsite amenities Include: Territory: SJC-06 Marriott FEATURES: Breakroom - Brand new KINETIC Fitness center with showers and lockers Conference Room - 13 - Brand new Conference/Training Room Drop Ceiling - 100%

Highway Access - 101

HVAC - 100%

Private Office - 4

Reception Area

Restrooms Server/IT Room Sprinklers

- Walking/riding trail to Santa Clara Square

- Electric vehicle charging stations onsite

large umbrellas for coverage, serene water areas

- Brand new metal seam roofs installed throughout the project

- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,

### **CONTACT / COMMENTS** PROPERTY INFORMATION **AVAILABLE INFORMATION**

FOR LEASE



1016301056 - Y



Santa Clara Park at Freedom Circle 3960 Freedom Circle, Suite 204 Santa Clara, CA 95054 Property Type: Property Subtype: Co

C

Toperty Subtype.	
roperty SF:	4
construction Status:	Ex
ear Built:	
class:	
la a.a	

Floors Available Date: 6/01/2023 No Occupied?: Zoning:

Website: Territory:

Topography: SJC-06 Marriott

Available SF: Avail Subtype: R&D/Office \$2.85 NNN Rental Rate: Office Expenses: Office 45,000 Rent + Expenses: Floor Num: Parking Ratio:

xisting 1980 Amps ; Volts: Passenger/Freight Elevators: General Plan: Entitlements: Utilities:

> FEATURES: Breakroom Conference Room - 2 Drop Ceiling - 100% Highway Access - 101 HVAC - 100% Private Office - 4 Reception Area Restrooms Server/IT Room Sprinklers

**BROKERAGE:** 

5.965 Colliers

Craig Fordyce, SIOR, CCIM

LEASE NOTES

\$1.06 Expenses include taxes, insurance, common area maintenance, \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial

2 services.

3.0 / 1000 Buildout: 2,000;460

- Open Office

- 4 Private Offices

- 2 Conference Rooms - Break Room - IT/Storage Rom

Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers

- Brand new Conference/Training Room - Walking/riding trail to Santa Clara Square

- Brand new metal seam roofs installed throughout the project

- Electric vehicle charging stations onsite

- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,

large umbrellas for coverage, serene water areas



1016295704 - Y





# 528 Mercury Dr Sunnyvale, CA 94085

APN:

Industrial Property Type: R&D Property Subtype: Property SF: 20.907 1.37 Acres Lot Size: Existing Construction Status: Year Built: Class: Floors: Available Date: Immediate No Occupied?:

SJC-05 Santa Clara (Non Marriott Area) Territory:

**BROKERAGE:** FOR LEASE

Available SF: Avail Subtype: R&D \$2.50 NNN Rental Rate:

Expenses: \$2.82 PSF receiving area Rent + Expenses:

Parking Ratio: 4.0 / 1000 Grade Level Doors: 400: 120/208 Amps ; Volts: Phase:

FEATURES: Highway Access - 101

Sprinklers

6,288 Colliers

3

Michael Rosendin, SIOR, CCIM

408-282-3900

### **LEASE NOTES**

\$0.32 Approx. 25% office, balance HVAC open mfg area and small shipping

216-44-063

			INDUSTRIAL - FOR LEAS	SE		
	PROPERTY INFORMATION		AVAILABLE INFORMATION		CONTACT / COMMENTS	
31	532 Mercury Dr Sunnyvale, CA 94085		FOR LEASE Available SF:	10,731	BROKERAGE: Colliers	
1016291147 - Y  FLYER  Adobe	Property Type: Property Subtype: Property SF: Lot Size: Construction Status: Year Built: Class: Floors: Available Date: Occupied?: Territory: SJC-05 Santa Clara (No. APN:		Avail Subtype: Rental Rate: Expenses: Rent + Expenses: Parking Ratio: Grade Level Doors: Amps ; Volts: Phase:  FEATURES: Highway Access - 101 Sprinklers	R&D \$2.50 NNN \$0.32 \$2.82 PSF 4.0 / 1000 1 400 ; 120/208	LEASE NOTES Approx. 60% office and 40% HVAC warehouse. Call to tour.	408-282-3900
32 1016266934 - N	Potrero Campus 350 Potrero Ave 5 Sunnyvale, CA 94085 Property Type: Property Subtype: Property SF: Lot Size: Construction Status: Year Built:	Office Office/R&D 32,516 2.16 Acres Existing 1975	FOR LEASE Available SF: Avail Subtype: Rental Rate: Expenses: Parking Ratio: Clear Height (min - max):  FEATURES: Highway Access - 101, 237 Sprinklers	R&D \$4.45 NNN TBD 3.7 / 1000	Kyle Portal	-
FLYER	Year Built:	1973	Sprinkiers			

В

Yes

Immediate

165-30-008

SJC-04 Oakmead

Class: Floors:

APN:

Available Date:

Occupied?: Territory:



1016278867 - N



### PROPERTY INFORMATION **AVAILABLE INFORMATION**

### **BROKERAGE:** FOR LEASE 52,859 Colliers Available SF: 408-282-3988 David Sandlin, SIOR Avail Subtype: R&D/Office 408-282-3940 Susan Gregory, SIOR \$4.95 NNN Rental Rate: 408-282-3949 John Colyar

\$0.42

Expenses: R&D/Office

52,859 Rent + Expenses: Property SF: 2.6 / 1000 0.63 Acre Parking Ratio: Lot Size: Dock High Doors: **Construction Status:** Existing

Industrial

2,000 ; 277/480 Amps; Volts: Class: 2 Passenger/Freight Elevators: Floors:

Grade Level Doors:

1985

Immediate General Plan: Available Date: Entitlements: Yes Occupied?: Zoning: \*MSPD Utilities: Website: Topography:

Sunnyvale Business Park

Sunnyvale, CA 94086

Property Type:

Year Built:

Property Subtype:

430 W California Ave , Suite Full Bldg

Territory: SJC-04 Oakmead FEATURES: Breakroom APN: 165-26-012 Conference Room -

Highway Access - 85, 101, 237 Private Office -

Public Transportation - >.25 miles to Sunnyvale

Server/IT Room Sprinklers Storage -

Station

Workstations/Cubicles -

# \$5.37 PSF PROPERTY DESCRIPTION

**CONTACT / COMMENTS** 

Within one block of Caltrain station and Downtown Sunnyvale amenities. New 6,400 SF indoor/outdoor fitness center, dramatic lobbies with full height glass, extensive glass line. EV charging stations and secure bike lockers.

### LEASE NOTES

1st floor highlights: 25,931 SF with 3 offices, 4 conference rooms, 2 huddles, 7 phone rooms, 2 storage rooms, break area, server room, 148 workstations. Shell building improvements to suit. 19'6" slab to slab. Floor loading 151 lbs/SF. 1 grade, 2 docks.

2nd floor highlights: 26,928 SF with 3 offices, 4 conference rooms, 3 huddles, 6 phone rooms, 2 storage rooms, break area, server room, 154 workstations. Shell building improvements to suit. 13'6" floor to roof. Floor loading 151 lbs/SF.

# PROPERTY INFORMATION AVAILABLE INFORMATION

### **CONTACT / COMMENTS**





1016278869 - N



Sunnyvale Business Park		FOR LEASE		BROKERAGE:	
460 W California Ave		Available SF:	58,601	Colliers	
Sunnyvale, CA 94086		Avail Subtype:	R&D/Office	David Sandlin, SIOR	408-282-3988
Property Type:	Industrial	Rental Rate:	\$4.95 NNN		408-282-3940
Property Subtype:	R&D/Office	Expenses:	\$0.81		408-282-3949
Property SF:	58,601	Rent + Expenses:	\$5.76 PSF	PROPERTY DESCRIPTION	Common mala
Lot Size:	0.70 Acre	Parking Ratio:	2.6 / 1000	Within one block of Caltrain station and Downtown amenities. New 6,400 SF indoor/outdoor fitness cei	

lobbies with full height glass, extensive glass line. EV charging stations

2,000 ; 277/480 and secure bike lockers.

LEASE NOTES

Shell Building Improvements to Suit. 17'6" Slab to Slab - 1st Floor, 13'6" Floor to Roof - 2nd Floor. Floor Loading 151 lbs/sf. 2,000 Amps, 277/480V. 1 Dock. Op ex estimates are net of management fees.

Class: Floors:

Construction Status:

Year Built:

Website:

Territory:

Website:

Territory: APN:

APN:

Available Date: Immediate Entitlements: Occupied?: Yes Utilities: Zoning: \*MSPD Topography:

\*MSPD Topography:

Existing

1996

2

FEATURES: Highway Access - 85, 101, 237
SJC-04 Oakmead Public Transportation - >.25 miles to Sunnyvale

165-26-013 Station Sprinklers

FOR LEASE

Available SF:

Dock High Doors:

Passenger/Freight Elevators:

Amps ; Volts:

General Plan:

35



1016278871 - N



Sunnyvale Business Park	
490 California Ave	
Sunnyvale, CA 94306	

R&D/Office Avail Subtype: \$4.95 NNN Rental Rate: Property Type: Office Office Expenses: Property Subtype: 52,949 Rent + Expenses: Property SF: 12.00% Load Factor: 0.25 Acre Lot Size: 2.6 / 1000 Parking Ratio: Construction Status: Existina Dock High Doors: 1984 Year Built: Grade Level Doors: Class: 2,000 ; 277/480 Amps; Volts: Floors: Immediate Passenger/Freight Elevators: Available Date: General Plan: Yes Occupied?: **Entitlements:** Zoning: CC2RP

BROKERAGE:

52,949 Colliers

 David Sandlin, SIOR
 408-282-3988

 Susan Gregory, SIOR
 408-282-3940

 John Colyar
 408-282-3949

# \$5.37 PSF PROPERTY DESCRIPTION

Within one block of Caltrain station and Downtown Sunnyvale amenities. New 6,400 SF indoor/outdoor fitness center, dramatic lobbies with full height glass, extensive glass line. EV charging stations and secure bike lockers.

### LEASE NOTES

Shell Building Improvements to Suit. 19'6" Slab to Slab - 1st Floor. 13'6"
 floor to roof - 2nd Floor. Floor Loading 151 lbs/sf. 2,000 Amps,
 277/480V. 2 Grades, 1 Dock. Op ex estimates are net of mgt fees.

FEATURES: Highway Access - 85, 101, 237

Public Transportation - >.25 miles to Sunnyvale

Station Sprinklers

Utilities:

Topography:

SJC-04 Oakmead

124-32-046

# PROPERTY INFORMATION AVAILABLE INFORMATION

# **CONTACT / COMMENTS**



Floors:

Zoning:

Website:

Territory:

APN:

Available Date:

Occupied?:

1016278874 - N



Sunnyvale Business Park		FOR LEASE	BROKERA	GE:	
600 W California Ave		Available SF:	70,850 Colliers		
Sunnyvale, CA 94086		Avail Subtype:	R&D/Office David	Sandlin, SIOR	408-282-3988
Property Type:	Industrial	Rental Rate:	ψ	Gregory, SIOR	408-282-3940
Property Subtype:	R&D/Office	Expenses:	\$0.43 John C	•	408-282-3949
Property SF:	70,850	Rent + Expenses:	Ψ3.30 F 31	DESCRIPTION	lo.
Lot Size:	0.91 Acre	Parking Ratio:	26/1000	block of Caltrain station and Downtown Sunnyva New 6,400 SF indoor/outdoor fitness center, drar	
		Deals I link Deans	2	tow o, roo or inacontratacon narioso contor, aran	nauo

Construction Status: Existing Dock High Doors:
Year Built: 1985 Grade Level Doors:
Class: A Clear Height (min -

Clear Height (min - max): 14'
Amps ; Volts: 2,000 ; 277/480

Immediate Passenger/Freight Elevators:
Yes General Plan:

Utilities:

SJC-04 Oakmead Topography:

Sprinklers

**Entitlements:** 

\*MSPD

165-26-010

FEATURES: Highway Access - 82, 101, 237
Public Transportation - >.25 miles to Sunnyvale
Station

LEASE NOTES

and secure bike lockers.

1st floor highlights: 31,486 SF with 2 offices, 3 conference rooms, 6
 huddle rooms, storage rooms, break area, 138 workstations. 19'6" slab to slab. Floor loading 150 lbs/SF. 2 grade, 2 docks.

lobbies with full height glass, extensive glass line. EV charging stations

2nd floor highlights: 39,364 SF with 7 offices, 7 conference rooms, 6 huddle rooms, 8 phone rooms, storage room, server room, 226 workstations. 13'6" floor to roof. Floor loading 150 lbs/SF.



1016278878 - Y



### PROPERTY INFORMATION **AVAILABLE INFORMATION**

**BROKERAGE:** FOR LEASE 13,221 Colliers 408-282-3988 David Sandlin, SIOR R&D/Office 408-282-3940 Susan Gregory, SIOR \$4.95 NNN 408-282-3949 John Colyar

**CONTACT / COMMENTS** 

2 Within one block of Caltrain station and Downtown Sunnyvale amenities. New 6,400 SF indoor/outdoor fitness center, dramatic lobbies with full height glass, extensive glass line. EV charging stations and secure bike lockers.

### LEASE NOTES

Op ex estimates are net of mgt fees.

8 offices, 1 Conference Room, Storage Room, Break Area, Reception 13'6" Floor to Roof, Floor loading 150 lbs/sf. 2,000 Amps, 277/480V.

Sunnyvale Business Park 640 W California Ave , Suite 210 Available SF: Sunnyvale, CA 94086 Avail Subtype: Rental Rate: Property Type: Industrial R&D/Office Expenses: Property Subtype: \$6.02 PSF PROPERTY DESCRIPTION 58,304 Rent + Expenses: Property SF: 0.70 Acre Floor Num: Lot Size: Parking Ratio: 2.6 / 1000 **Construction Status:** Existing Dock High Doors: Year Built: Grade Level Doors: Class: 2,000 ; 277/480 2 Amps; Volts: Floors: Immediate Passenger/Freight Elevators: Available Date: Occupied?: No General Plan: Zoning: \*MSPD Entitlements: Website: Utilities: Topography: Territory: SJC-04 Oakmead APN: 165-26-009 FEATURES: Highway Access - 85, 101, 237 Private Office - 8

Public Transportation - >.25 miles to Sunnyvale

Station Sprinklers

### **PROPERTY INFORMATION AVAILABLE INFORMATION CONTACT / COMMENTS**



Zoning:

Territory:

APN:

1016290183 - N



Sunnyvale Business Park FOR LEASE 12,149 Colliers 800 W California Ave, Suite 110 Available SF: Sunnyvale, CA 94086 12,149 - 58,601 Min - Max Divisibility: Avail Subtype: R&D/Office Property Type: Industrial \$4.95 NNN Rental Rate: R&D/Office Property Subtype: Expenses: 58,601 Property SF: \$5.82 PSF 0.70 Acre Rent + Expenses: Lot Size: Floor Num: **Construction Status:** Existing Steel Parking Ratio: Construction Material: 2001 Dock High Doors: Year Built: A Grade Level Doors: Class: Clear Height (min - max): Floors: 2,000 ; 277/400 lbs/SF. Immediate Amps ; Volts: Available Date: Yes Occupied?:

Susan Gregory, SIOR 408-282-3949 John Colyar \$0.87 PROPERTY DESCRIPTION Within one block of Caltrain station and Downtown Sunnyvale amenities. New 6,400 SF indoor/outdoor fitness center, dramatic lobbies with full height glass, extensive glass line. EV charging stations 2.6 / 1000 and secure bike lockers. LEASE NOTES

14 offices, 2 conference rooms, break area, reception area, server

room. 2.5 ton dedicated HVAC. 17'6" slab to slab. Floor loading 150

**BROKERAGE:** 

David Sandlin, SIOR

FEATURES: Breakroom \*MSPD Conference Room - 2

Highway Access - 85, 101, 237 SJC-04 Oakmead

> HVAC 165-26-019

Private Office - 14

Public Transportation - >.25 miles to Sunnyvale

Station

Reception Area Server/IT Room Sprinklers

408-282-3988

### **CONTACT / COMMENTS** PROPERTY INFORMATION **AVAILABLE INFORMATION**



Floors:

Available Date:

Sunnyvale Business Park

Occupied?:

Zoning:

Territory:

APN:

1016290184 - N



Sunnyvale Business Park FOR LEASE 800 W California Ave, Suite 200 Available SF: Sunnyvale, CA 94086 14.996 - 58.601 Min - Max Divisibility: Avail Subtype: R&D/Office Industrial Property Type: \$4.95 NNN Rental Rate: R&D/Office Property Subtype: 58,601 Expenses: Property SF: \$5.82 PSF Rent + Expenses: 0.70 Acre Lot Size: Floor Num: Construction Status: Existing Steel Parking Ratio: 2.6 / 1000 Construction Material: 2001 Amps ; Volts: 2,000; 277/400 Year Built: Class:

Immediate

FEATURES: Breakroom Conference Room - 4 Highway Access - 85, 101, 237

Private Office - 14

Public Transportation - >.25 miles to Sunnyvale \*MSPD

Station SJC-04 Oakmead Server/IT Room 165-26-019 Sprinklers

**FOR LEASE** 

BROKERAGE: 14,996 Colliers 408-282-3988 David Sandlin, SIOR 408-282-3940 Susan Gregory, SIOR

# \$0.87 PROPERTY DESCRIPTION

John Colyan

Within one block of Caltrain station and Downtown Sunnyvale amenities. New 6,400 SF indoor/outdoor fitness center, dramatic lobbies with full height glass, extensive glass line. EV charging stations and secure bike lockers.

### **LEASE NOTES**

Market ready Q1 2023. 14 offices, 4 conference rooms, break room, server room. 13'6" floor to roof. Floor loading 150 lbs/SF.



1016280126 - Y



15,981 Colliers 800 W California Ave, Suite 210 Available SF: Sunnyvale, CA 94086 Min - Max Divisibility: 15,475 - 58,601 Avail Subtype: R&D/Office Industrial Property Type: \$4 95 NNN Rental Rate: R&D/Office Property Subtype: 58.601 Expenses: Property SF: \$5.82 PSF Rent + Expenses: Lot Size: 0.70 Acre Floor Num: Construction Status: Existing Parking Ratio: 2.6 / 1000 Construction Material: Steel

Amps ; Volts: 2001 Year Built: Class: FEATURES: Breakroom Floors: Conference Room - 5 Available Date: Immediate Highway Access - 85, 101, 237 Lab Space Occupied?: No Private Office - 8 \*MSPD Zoning: Public Transportation - >.25 miles to Sunnyvale

Territory: SJC-04 Oakmead APN:

165-26-019 Server/IT Room **BROKERAGE:** 

408-282-3988 David Sandlin, SIOR 408-282-3940 Susan Gregory, SIOR John Colyar 408-282-3949

### PROPERTY DESCRIPTION

Within one block of Caltrain station and Downtown Sunnyvale amenities. New 6,400 SF indoor/outdoor fitness center, dramatic lobbies with full height glass, extensive glass line. EV charging stations and secure bike lockers.

### LEASE NOTES

2,000; 277/480

Market ready. 8 offices, 5 conference rooms, 2 phone rooms, break area, server room, open office. 13'6" floor to roof. Floor loading 150 lbs/SF.

Station, LimeBike Sharing Program

408-282-3819

408-282-3812

408-603-3643

Page 1 of 10



# **COLLIERS EXCLUSIVES**

# **INDUSTRIAL - FOR SUBLEASE**



1016296498 - N





### **AVAILABLE INFORMATION**

### BROKERAGE: **FOR SUBLEASE**

Industrial \$1.40 NNN Rental Rate: R&D \$0.34 LEASE NOTES Expenses: 31,361

Rent + Expenses: Construction Status: Existing Parking Ratio: Year Built: Clear Height (min - max): 12' - 14' 200 ; 277/480

Immediate Phase: Available Date: Occupied?: Yes

Territory: SJC-14 Milpitas/Fremont (partial)

APN: 519-1681-015-02

8.585 Colliers Available SF:

Ed Hofer, SIOR R&D Avail Subtype: **Emerson Hofer** 

\$1.74 PSF Suitable for R&D, light assembly, trade school, or similar uses. Master

**CONTACT / COMMENTS** 

3.3 / 1000 LED 10/31/25.

3

**BROKERAGE:** 

**Matt Morales** 

FEATURES: Clean Room

Drop Ceiling

Amps; Volts:

Highway Access - 237, 880

HVAC - 90% Sprinklers

2



1016300505 - N



Clipper Court Commerce Center	
46710 Fremont Blvd Bldg 1	

PROPERTY INFORMATION 47613 Warm Springs Blvd

Fremont, CA 94539

Property Type:

Property SF:

Class:

Floors:

APN:

Property Subtype:

Fremont, CA 94538

Property Type:	Industrial
Property Subtype:	R&D
Property SF:	25,950
Lot Size:	3.22 Acres
Construction Status:	Existing
Year Built:	1987
Class:	В
Floors:	1
Available Date:	Immediate
Occupied?:	Yes
Territory:	SJC-15 Bayside/Ardenwood

4519-1693-23

### **FOR SUBLEASE**

2,880 Colliers Available SF:

Avail Subtype: R&D Rental Rate: \$1.75 GR Expenses: TBD 12/31/2025 Lease Expiration Date: Parking Ratio: 3.0 / 1000

**FEATURES**: Sprinklers

### PROPERTY INFORMATION **AVAILABLE INFORMATION CONTACT / COMMENTS** BROKERAGE: Dixon Landing Business Park #2 FOR SUBLEASE 5,418 Colliers 411 Dixon Landing Rd 2 Available SF: 408-282-3944 Milpitas, CA 95035 John McMahon Avail Subtype: R&D/Office Sean McMahon 408-910-1104 TBD Rental Rate: Industrial Property Type: 408-282-3988 David Sandlin, SIOR Expenses: R&D/Office Property Subtype: PROPERTY DESCRIPTION Parking Ratio: 37/1000 Property SF: 65,010 Building shares the parcel with 1909-1965 Milmont Drive. 13.37 Acres Dock High Doors: Lot Size: 4 LEASE NOTES Grade Level Doors: **Construction Status:** Existing 1016303266 - N Call to show. 1997 Clear Height (min - max): Year Built: Class: FEATURES: Lab Space Sprinklers Floors: Immediate Available Date: Yes Occupied?: \*M1P Zoning: Territory: SJC-14 Milpitas/Fremont (partial) APN: 022-01-020 **BROKERAGES: McCarthy Center FOR SUBLEASE** 13,262 Colliers 870 N McCarthy Blvd, Suite 200 Available SF: 650-486-2227 Milpitas, CA 95035 Blake Zamudio Avail Subtype: R&D/Office Mike Covell 408-282-3917 Rental Rate: \$1.15 FS Industrial Property Type: 408-314-8510 Romy Zeid, SIOR, MBA 04/30/2023 Lease Expiration Date: R&D/Office Property Subtype: PRINCIPLE B. PRINCIPLE 2 LEASE NOTES 53,284 Floor Num: Property SF: merilar of varaili $4.0 \, / \, 1000$ Short term sublease. Efficient office space with extensive window 31.35 Acres Parking Ratio: Lot Size: line. Abundance of outdoor amenity space with complimentary WiFi,

BBQ stations, bocce ball court.

FEATURES: Breakroom

Highway Access - 237, 880

1016287506 - Y



Construction Status: Existing Class: 2 Sprinklers Floors: Immediate Available Date: No Occupied?: SJC-14 Milpitas/Fremont (partial) Territory: APN:

### PROPERTY INFORMATION **CONTACT / COMMENTS AVAILABLE INFORMATION**

132-32-154

SJC-28 San Jose South

679-05-003

FOR SUBLEASE

Available SF:

Avail Subtype:

Lease Expiration Date:

Rental Rate:

Expenses:

1016301037 - Y

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y	1	L
М.	Ada	he

195 Page Mill Rd , Suite 105 Palo Alto, CA 94306 Property Type: Industrial R&D/Flex Property Subtype: 47,917 Property SF: Lot Size: **Construction Status:** Year Built: Class:

2.41 Acres Existing 2016 Α 3 Floors: Immediate Available Date: Nο Occupied?: **GMB** Zoning: Territory: SJC-24 Palo Alto Central

**BROKERAGES:** 

8,390 Colliers

**Tucker Forbes** R&D/Flex Paul McManus TBD

TBD PROPERTY DESCRIPTION

04/30/2025

This space is a portion of a larger 152,091 SF mixed use building. The building is inclusive of 82 residential rental units in 104,174 square feet on the 2nd and 3rd floors with 47,917 square feet of ground floor commercial research and development, but inclusive of up to 2,400 square feet of ground floor retail. On-site Cafe. Walking distance to California Avenue. One block from

CalTrain. Creative high tech building with central courtyard. Potential for open ceiling plan.

**LEASE NOTES** Furniture available.



1016296593 - N



Hellyer Oaks Tech. Park 5215 Hellyer Ave, Suite 250 San Jose, CA 95138

Park Plaza

APN:

Territory:

APN:

Property Type:	Industrial
Property Subtype:	R&D/Office
Property SF:	175,951
Lot Size:	10.53 Acres
Construction Status:	Existing
Construction Material:	Steel
Year Built:	1981
Floors:	2
Available Date:	Immediate
Occupied?:	Yes

FOR SUBLEASE

Available SF: Avail Subtype: R&D/Office Rental Rate: \$1.50 FS 05/31/2024 Lease Expiration Date: Floor Num: 3.6 / 1000 Parking Ratio: 4,000 ; 277/480 Amps; Volts: FEATURES: Clean Room -Highway Access - 85, 101 Sprinklers -

**BROKERAGES:** 

26,519 Colliers

510-433-5835 Mark Maguire, SIOR 510-433-5822 Justin Smutko, SIOR 408-282-3911 Craig Fordyce, SIOR, CCIM

2 PROPERTY DESCRIPTION

1 of 2, two story Office/R&D buildings. Sand volleyball court and BBQ area on campus.

**LEASE NOTES** 

Plug and Play Available now. Completely renovated lobbies and common areas. Exceptional outdoor amenities including courtyard with Wi-Fi access, lounge seating, collaborative meeting areas, outdoor kitchen, BBQ and sand volleyball court. Call to show.

650-486-2234

			INDUSTRIAL - FOR SUB	LEASE		
	PROPERTY INFORMATION	N	AVAILABLE INFORMATION		CONTACT / COMMENTS	
7	North First Commons 2515 N 1st St 1 San Jose, CA 95131		FOR SUBLEASE Available SF: Min - Max Divisibility:	49,560 49,560 - 250,056		650-486-2231
1016271535 - Y	Property Type: Property Subtype: Property SF: Construction Status: Year Built: Class: Floors:		Avail Subtype: Rental Rate: Expenses: Rent + Expenses: Lease Expiration Date: Parking Ratio: Amps; Volts:	R&D/Office \$1.99 NNN \$0.70 \$0.70 \$2.69 PSF 03/31/2029 3.3 / 1000 3,000 ; 277/480  PROPERTY DESCRIPTION Four building project. 2515 North 1st Street Building 2 has 75,432sf, Building 3 has 62,280sf, and 2545 North 1st St 62,2560sf.  LEASE NOTES	32sf, 2535 North 1st Street	
Adobs	Available Date: Occupied?: Territory:	Immediate No SJC-10 San Jose North	FEATURES: Sprinklers		3/31/2026.	o,coo or . remination option



APN:

1016271534 - N



North First Commons 2515-2545 N 1st St COMBO San Jose, CA 95131			
Property Type:	Industrial		
Property Subtype:	R&D/Office		
Property SF:	250,056		
Construction Status:	Existing		
Year Built:	2001		
Floors:	2		
Available Date:	Immediate		
Occupied?:	No		
Territory:	SJC-10 San Jose North		
APN:	101-02-012		

101-02-012

**FOR SUBLEASE** Available SF: Avail Subtype: R&D/Office \$1.99 NNN Rental Rate: Expenses: Rent + Expenses: 03/31/2029 Lease Expiration Date: Parking Ratio: 3.3 / 1000 Amps; Volts: FEATURES: Breakroom - Cafeteria Sprinklers

250,056 Colliers 650-486-2231 **Grant Zamudio** 408-282-3963 Paul McManus \$0.80 PROPERTY DESCRIPTION \$2.79 PSF Four building project. 2525 N 1st St: 75,432 SF 2535 N 1st St: 62,280 SF 2,000 ; 277/480 2545 N 1st St: 62,784 SF 2515 N 1st St: 49,560 SF **LEASE NOTES** 

Buildings 1-4. 2525 N 1st: 75,432 SF Available 8/1/2021. 2535 N 1st:

62,280 SF Available 3/1/21. 2545 N 1st: 62,784 SF Available 6/1/21. 2515 N 1st: 49,560 SF Available 12/1/20. Termination option 3/31/2026.

**BROKERAGES:** 

FEATURES: Highway Access - 87, 101, 237, 880

### PROPERTY INFORMATION **CONTACT / COMMENTS AVAILABLE INFORMATION BROKERAGES: North First Commons** FOR SUBLEASE 75,432 Colliers 2525 N 1st St 2 Available SF: San Jose, CA 95131 75,432 - 250,056 **Grant Zamudio** Min - Max Divisibility: Paul McManus Avail Subtype: R&D/Office Industrial Property Type: \$1.99 NNN PROPERTY DESCRIPTION Rental Rate:

Rent + Expenses:

Parking Ratio:

Amps ; Volts:

FOR SUBLEASE

Lease Expiration Date:

1016271536 - Y



R&D/Office Property Subtype: 75,432 Expenses: Property SF: 14.19 Acres Lot Size: Construction Status: Existing 2001 Year Built: Class: Floors: Immediate Available Date:

Public Transportation - VTA, Light Rail Signage - Available Occupied?: Sprinklers Territory: SJC-10 San Jose North

APN: 101-02-012

**North First Commons** 

2535 N 1st St 3

Territory:

APN:

650-486-2231 408-282-3963

Four building project. 2515 North 1st Street Building 1 has 49,560sf, 2525 North 1st Street Building 2 has 75,432sf, 2535 North 1st Street Building 3 has 62,280sf, and 2545 North 1st Street Building 4 has

62,2560sf.

\$2.69 PSF

03/31/2029

3.3 / 1000

3,000; 277/480

LEASE NOTES

Contiguous with Bldgs 1, 3, & 4 for a total of 250,056 SF. Termination option 3/31/2026.

10



1016271537 - Y



San Jose, CA 95131 Industrial Property Type: R&D/Office Property Subtype: 62.280 Property SF: 14.20 Acres Lot Size: Construction Status: Existing 2001 Year Built: Class: Floors: Immediate Available Date: Occupied?: No \*IP Zoning:

SJC-10 San Jose North

097-45-041

Available SF: 62.280 - 250.056 Min - Max Divisibility: R&D/Office Avail Subtype: Rental Rate: Expenses: \$2.69 PSF Rent + Expenses: 03/31/2029 Lease Expiration Date: Parking Ratio: 3.3 / 1000 Clear Height (min - max): 14' 3,000; 277/480 Amps; Volts:

**FEATURES**: Highway Access - 87, 101, 237 880 Sprinklers

**BROKERAGES:** 

62.280 Colliers

650-486-2231 **Grant Zamudio** Paul McManus 408-282-3963

\$1.99 NNN PROPERTY DESCRIPTION

Four building project. 2515 North 1st Street Building 1 has 49,560sf, 2525 North 1st Street Building 2 has 75,432sf, 2535 North 1st Street Building 3 has 62,280sf, and 2545 North 1st Street Building 4 has 62,2560sf.

LEASE NOTES

Contiguous with Bldgs 1, 2, & 4 for a total of 250,056 SF. Termination option 3/31/2026.

INDUSTRIAL - FOR SUBLEASE						
	PROPERTY INFORMATI	ON	AVAILABLE INFORMATION		CONTACT / COMMENTS	
11	North First Commons 2545 N 1st St 4 San Jose, CA 95131		FOR SUBLEASE  Available SF:  Min - Max Divisibility:	62,784 62,784 - 250,056	BROKERAGES: Colliers Grant Zamudio	650-486-2231
1016271538 - Y	Property Type: Property Subtype: Property SF: Lot Size: Construction Status: Year Built: Class: Floors:	2	Avail Subtype: Rental Rate: Expenses: Rent + Expenses: Lease Expiration Date: Parking Ratio: Amps; Volts: Phase:	R&D/Office \$1.99 NNN \$0.70 \$2.69 PSF	Paul McManus  PROPERTY DESCRIPTION  Four building project.  LEASE NOTES  Contiguous with Bldgs 1-3 for a total of 250,056 SF. Term 3/31/2026.	408-282-3963
	Available Date: Occupied?: Territory: APN:	Immediate No SJC-10 San Jose North 101-02-012	FEATURES: Highway Access - 87, 10° Sprinklers	1, 237, 880		
12	Ringwood Business Cente 1151 Ringwood Ct 50 San Jose, CA 95131	r	FOR SUBLEASE Available SF: Avail Subtype:	1,640 R&D	BROKERAGE: Colliers Matt Morales	408-603-3643
1016299041 - N	Property Subtype: Property SF: Construction Status: Year Built: Class:	Industrial R&D 1,640 Existing 2005 B	Rental Rate: Expenses: Lease Expiration Date: Parking Ratio: Grade Level Doors: Clear Height (min - max): Amps : Volts:	TBD TBD 05/09/2024 4.0 / 1000 1 18' 200 ; 120/208	Sublease (longer term direct deal available). Unpriced.	
Adobe	Floors: Available Date:	Immediate	FEATURES: Sprinklers	200 , .20/200		

No

244-44-028

SJC-11 Intl Business Park

Occupied?: Territory:

APN:

			INDUSTRIAL - FOR SUBL	EASE		
	PROPERTY INFORMATION		AVAILABLE INFORMATION		CONTACT / COMMENTS	
13	University Station		FOR SUBLEASE		BROKERAGE:	
	469 El Camino Real, Suite 201		Available SF:	9,162	Colliers	
	Santa Clara, CA 95050		Avail Subtype:	R&D/Office	Charles etery	550-850-9202
Carlo Control	Property Type:	Industrial	Rental Rate:	\$2.50 MG		
	Property Subtype:	R&D/Office	Expenses:	TBD		
	Property SF:	55,000	Lease Expiration Date:	01/31/2024		
	Lot Size:	2.61 Acres	Floor Num:	2		
1016297245 - N	Construction Status:	Existing	Parking Ratio:	3.6 / 1000		
10 10297245 - IN	Year Built:	1997	FEATURES: Highway Access - 101, 880			
PDF	Class:	В	Public Transportation - CalTrain			
Adobe	Floors:	2	Sprinklers			
	Available Date:	Immediate				
	Occupied?:	Yes				
	Territory: SJC-05 Santa Clara (N	Non Marriott Area)				
14	1240 Elko Dr		FOR SUBLEASE		BROKERAGE:	
10214	Sunnyvale, CA 94089		Available SF:	17,600	Colliers	
	Property Type:	Industrial	Avail Subtype:	R&D	Craig Fordyce, SIOR, CCIM	108-282-3911
	Property Subtype:	R&D	Rental Rate:	\$2.85 NNN	LEASE NOTES	
	Property SF:	17,600	Expenses:	\$0.52	Biotech space - see brochure for data.	
	Construction Status:	Existing	Rent + Expenses:	\$3.37 PSF		
- / 14	Floors:	1	Lease Expiration Date:	04/30/2025		
	Available Date:	Immediate	Parking Ratio:	3.0 / 1000		
1016261407 - Y	Occupied?:	No	Grade Level Doors:	2		
FLYER	Territory:	SJC-06 Marriott				
Adobe	APN:	104-30-014				
15	755 Mathilda Ave, Suite Full Bldg		FOR SUBLEASE		BROKERAGE:	
	Sunnyvale, CA 94086		Available SF:	52,500	Colliers	
indi .	Property Type:	Industrial	Min - Max Divisibility:	52,500 - 105,000		108-314-8510
	Property Type.  Property Subtype:	R&D/Office	Avail Subtype:	R&D/Office	Kula Dartal	108-282-3954
	Property SF:	52,500	Rental Rate:		LEASE NOTES	
	Lot Size:	5.16 Acres	Expenses:		Can be combined with 680 Vaqueros for a total of 105,000 SF. Do n	ot
	Construction Status:	Existing	Lease Expiration Date:		disturb tenant.	
	Year Built:	1998	Parking Ratio:	3.0 / 1000		
1016247608 - N	Class:	В	Grade Level Doors:	1		
FLYER	Floors:	2	Amps ; Volts:	2,000 ; 277/480		
	Available Date:	Immediate		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Adobe	Occupied?:		<b>FEATURES</b> : Highway Access - 101, 237 Signage - Monument, builing			
	Occupied?.	0.10.04.0.1	Signage - Monument, builing			

Territory: APN:

SJC-04 Oakmead Sprinklers

165-43-022

### PROPERTY INFORMATION **CONTACT / COMMENTS AVAILABLE INFORMATION** BROKERAGE: 484 Oakmead Pkwv FOR SUBLEASE Sunnyvale, CA 94085 Available SF:



1016298398 - N



Rental Rate: R&D Property Subtype: Expenses: 32.350 Property SF: Rent + Expenses: 2.00 Acres Lot Size: Lease Expiration Date: Construction Status: Existina 1979 Parking Ratio: Year Built: Class: FEATURES: Highway Access - 101, Lawrence and

Industrial

Floors: Central Expressways Available Date: Immediate HVAC - 100% Signage - Monument Yes Occupied?:

Territory: SJC-05 Santa Clara (Non Marriott Area) APN: 216-44-026 15,237 Colliers

**Brett Taylor** R&D

\$2.75 NNN PROPERTY DESCRIPTION

\$0.72 AKA 484 Oakmead

\$3.47 PSF LEASE NOTES

06/30/2024 New 15,000 SF R&D sublease with 1,200 amps in desirable Sunnyvale

location. LED: 6/30/24 with ability to go direct for longer term.

17



1016296051 - N





380	Pastori	a A	ve
Sun	nvvale	СА	94085

Property Type:

Industrial Property Type: R&D Property Subtype: Property SF: 45.383 2.45 Acres Lot Size: Construction Status: Existing С Class: Floors: Immediate Available Date: Occupied?:

SJC-04 Oakmead Territory: APN: 165-28-012

**FOR SUBLEASE** 

Sprinklers - Fire

Avail Subtype:

Available SF: Office BuildOut SF: R&D SF:

Avail Subtype: Rental Rate:

Expenses: Rent + Expenses:

Lease Expiration Date: Parking Ratio: Yes Grade Level Doors:

Clear Height (min - max):

Amps; Volts:

45,383 Colliers 12.000

33.383

3.2 / 1000

15' 2.000: 277/480

Parking: EV Stations - 5

Sprinklers

### BROKERAGE:

Paul McManus

**Kyle Portal** 

**R&D PROPERTY DESCRIPTION** 

\$4.00 NNN Zero net energy, zero carbon emission building.

\$0.65 LEASE NOTES

\$4.65 PSF State of the art auto R&D lab. Furniture potentially available. Extensive glass line & indoor/outdoor collaboration area. Grade level loading. Fenced yard. Longer term available direct. Certified LEED platinum

building. Do not disturb tenant.

FEATURES: Highway Access - 101, 237

408-282-3889

408-282-3963

### **INDUSTRIAL - FOR SUBLEASE** PROPERTY INFORMATION **AVAILABLE INFORMATION CONTACT / COMMENTS** BROKERAGE: 680 Vaqueros Ave, Suite Full Bldg 18 FOR SUBLEASE 52,500 Colliers Sunnyvale, CA 94085 Available SF: 408-314-8510 Romy Zeid, SIOR, MBA 52,500 - 105,000 Industrial Min - Max Divisibility: Property Type: **Kyle Portal** 408-282-3954 Avail Subtype: R&D/Office R&D/Office Property Subtype: Rental Rate: TBD LEASE NOTES 52.500 Property SF: Expenses: \$0.60 Can be combined with 755 Mathilda for a total of 105,000 SF. Do not 5.16 Acres Lot Size: 04/30/2025 disturb tenant. Lease Expiration Date: Construction Status: Existing 1998 Parking Ratio: 4.0 / 1000 Year Built: 1016247609 - N В Class: FEATURES: Highway Access - 101, 237 2 Floors: Immediate Available Date: Yes Occupied?: Territory: SJC-04 Oakmead



1016247610 - N





680-755 Vaqueros Ave COMBO, Suite сомво

Sunnyvale, CA 94085

APN:

APN:

Industrial Property Type: R&D/Office Property Subtype: Property SF: 105,000 10.32 Acres Lot Size: Existing Construction Status: 1998 Year Built: В Class: 2 Floors: Immediate Available Date: No Occupied?: Territory: SJC-04 Oakmead

165-43-022

165-43-022

BROKERAGE: **FOR SUBLEASE** 

105,000 Colliers Available SF:

R&D/Office Avail Subtype: **Kyle Portal** TBD Rental Rate: TBD PROPERTY DESCRIPTION Expenses:

Romy Zeid, SIOR, MBA

755 N. Mathilda Avenue: 52,500 SF 04/30/2025 Lease Expiration Date: 680 Vaqueros Avenue: 52,500 SF 4.0 / 1000 Parking Ratio:

LEASE NOTES FEATURES: Highway Access - 101, 237 Do not disturb tenant. 408-314-8510

### PROPERTY INFORMATION **AVAILABLE INFORMATION CONTACT / COMMENTS BROKERAGE:** Caribbean Corporate Center FOR SUBLEASE 73,938 Colliers 1310 Chesapeake Terr Available SF: 408-282-3949 Sunnyvale, CA 94089 John Colyar Avail Subtype: R&D/Office 408-282-3950 Duffy D'Angelo, SIOR \$1.95 NNN Rental Rate: Industrial Property Type: TBD LEASE NOTES R&D/Office Expenses: Property Subtype: 12/31/2023 Approximately 14,000+ SF office/R&D space. Outdoor seating and

1016273937 - N



74,050 Lease Expiration Date: Property SF: 4.0 / 1000 picnic area. Furniture available. May lease sooner than current LED. 6.95 Acres Parking Ratio: Lot Size: 1 Call for pricing and to tour. Dock High Doors: **Construction Status:** Existing 12' - 15' 1989 Clear Height (min - max): Year Built: 1,600; 277/480 Amps; Volts: Floors: Immediate Available Date:

Available Date: Immediate FEATURES: Conference Room Occupied?: Yes Sprinklers

Territory: SJC-03 Moffett Park

APN: 10-37-016

21



1016301666 - Y





Peery Park		FOR SUBLEASE		BROKERAGES:	
815 W Maude Ave		Available SF:	23,240	Colliers	
Sunnyvale, CA 94085		Office BuildOut SF:	15,504	Phil Arnautou	650-486-2213
Property Type:	Industrial	R&D SF:	7,736	Paul McManus	408-282-3963
Property Subtype:	R&D	Avail Subtype:	R&D	Annie Fu	415-288-7832
Property SE:	51.680	Rental Rate:	\$3.95 NNN	PROPERTY DESCRIPTION	

Property SF: 51,680 Rental Rate: \$3.95 NNN PROPERTY DESCRIPTION

Lot Size: 3.50 Acres Expenses: \$1.03

Construction Status: Existing Rent + Expenses: \$4.98 PSF LEASE NOTES

Year Ruilt: 1974 Lease Expiration Date: 11/30/2027 Stand Alone 2 story class A office building in heart of Peery Park.

Year Built:1974Lease Expiration Date:11/30/2027Class:CParking Ratio:4.0 / 1000Floors:1Grade Level Doors:2Available Date:ImmediateClear Height (min - max):18'

 Occupied?:
 No
 Amps ; Volts:
 2,000 ; 277/480

 Territory:
 SJC-04 Oakmead
 FEATURES: Highway Access - 101, 237

APN: 165-30-001 Sprinklers

# **INDUSTRIAL - FOR LEASE AND SALE**

Industrial

R&D/Office

SJC-30 Gilroy

841-22-074

224-10-069

29.124



1016270201 - Y



### PROPERTY INFORMATION **AVAILABLE INFORMATION**

### FOR LEASE AND SALE

29,124 Colliers Available SF:

29,124 - 62,120 Min - Max Divisibility: Avail Subtype: R&D/Office \$25,000/Month LEASE NOTES Rental Rate:

24.54 Acres Expenses: Sale Price: Existing Immediate Price PSF:

FEATURES: Lab Space

### **CONTACT / COMMENTS**

**BROKERAGE:** 

Mark Sanchez Matt van Keulen

408-842-7000

408-313-8444

408-282-3923

408-282-3922

TBD \$25,000 IG/month. AG/research and seed lab facility. Improvements \$4,900,000 include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 \$168.25 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.

**SALE NOTES** 

AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.



1016283467 - N



### 2270 Martin Ave Santa Clara CA 95050

7240 Holsclaw

Property Type:

Property SF:

Available Date:

Occupied?:

Territory:

APN:

APN:

Lot Size:

Property Subtype:

**Construction Status:** 

Gilroy, CA 95020

Santa Ciara,	CA 95050
Property Type:	Industrial
Property Subty	pe: R&D
Property SF:	30,138
Lot Size:	2.10 Acres
Construction St	tatus: Existing
Year Built:	1974
Class:	В
Floors:	1
Available Date:	Immediate
Occupied?:	Yes
Zoning:	ML
Territory:	SJC-05 Santa Clara (Non Marriott Area)

### FOR LEASE AND SALE

Grade Level Doors:

Available SF: Avail Subtype: Rental Rate: Expenses: Rent + Expenses: Sale Price: Price PSF: Parking Ratio:

FEATURES: Highway Access - 101

### BROKERAGE:

30,138 Colliers

R&D

\$2.45 NNN

Terry Bell, SIOR Joe Elliott, SIOR

\$0.34 LEASE NOTES

\$2.79 PSF Adjacent 13,063 SF available for lease totaling 43,206 SF. Grade level

\$16,000,000 loading. Call to tour.

\$530.89 **SALE NOTES** 

3

4.0 / 1000 Call for info and to show.

408-313-8444

# **LAND - FOR LEASE AND SALE**

# EARLY TORLETAGE AND SALE

PROPERTY INFORMATION

7240 Holsclaw

Property Type:

Property SF:

Available Date:

Occupied?:

Territory:

APN:

Lot Size:

Property Subtype:

Construction Status:

Gilroy, CA 95020

1



1016270201 - \





AVAI	LABLE	INFOR	RMATION

# FOR LEASE AND SALE Available SF:

Industrial Min - Max Divisibility:

R&D/Office Avail Subtype:
29,124 Rental Rate:
24.54 Acres Expenses:
Existing Sale Price:

FEATURES: Lab Space

Price PSF:

Immediate

SJC-30 Gilroy

841-22-074

### **CONTACT / COMMENTS**

BROKERAGE:

29,124 Colliers

29,124 - 62,120

Agricultural

Mark Sanchez Matt van Keulen

408-842-7000

# \$25,000/Month LEASE NOTES

TBD \$25,000 IG/month. AG/research and seed lab facility. Improvements \$4,900,000 include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 \$168.25 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.

### **SALE NOTES**

AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.



# **COLLIERS EXCLUSIVES**

# **OFFICE - FOR LEASE**



1016273090 - N



# Vanni Business Park 297-319 N Bernardo Ave COMBO

PROPERTY INFORMATION

Mountain View, CA 94043

Occupied?:

Territory: APN:

Industrial Property Type: R&D Property Subtype: 104.240 Property SF: Existing Construction Status: С Class: Floors:

Territory: SJC-04 Oakmead 165-36-003 APN:

Available Date:

FEATURES: Clean Room -Highway Access - 101, 237 Immediate Lab Space Life Science -Plug & Play Private Office - Coworking space

**AVAILABLE INFORMATION** 

### **CONTACT / COMMENTS**

# **BROKERAGE:**

10,000 Colliers

100 - 10,000

Office/R&D

3.0 / 1000

1/

408-282-3954 **Kyle Portal** 408-282-3909 Jake Smart

# \$3.90 - \$5.25 FS LEASE NOTES

4.0 / 1000 Fully Furnished Plug & Play Life Science Research Park Opportunity in 1.600: Mountain View. Flexible terms include month-to-month occupancy. Services include full service office and lab space with shared

conference rooms, reception, shipping, receiving, break rooms, mothers' rooms, showers, internet, and more. Coworking space.



1016254082 - Y



# 101 @ Trimble Office Park 3180 De La Cruz Blvd, Suite 210 Santa Clara, CA 95054

Office Property Type: Property Subtype: Office 19,414 Property SF: 0.72 Acre Lot Size: Construction Status: Existing 1981 Year Built: Class:

Floors Immediate Available Date: Nο Occupied?: CC Zoning:

SJC-07 101 N Lafayette St. E

097-39-051

**FOR LEASE** 

FOR LEASE

Available SF:

Avail Subtype:

Rental Rate:

Parking Ratio:

Amps; Volts:

Min - Max Divisibility:

3,363 Colliers Available SF: Avail Subtype: Office/R&D Rental Rate: \$2.65 FS Floor Num: 12.00% Load Factor:

FEATURES: Breakroom Conference Room - 2

Highway Access - 101, 237, 880

Private Office - 6

**BROKERAGE:** 

Dion Campisi, SIOR

408-242-6187

### LEASE NOTES

2 6 private offices, 2 conference rooms, lab and break area.

Parking Ratio:

Passenger/Freight Elevators:

Lab Space - With VCT

Page 1 of 6

# 3



PROPERTY INFORMATION

Santa Clara Park at Freedom Circle

3900 Freedom Circle, Suite 240

Santa Clara, CA 95054

Property Type:

Property SF:

Year Built:

Available Date:

Occupied?:

Class:

Floors:

Zoning:

Website:

Territory:

APN:

Property Subtype:

Construction Status:

Construction Material:

1016221104 - Y





# AVAILABLE INFORMATION

### FOR LEASE

Expenses:

Floor Num:

Parking Ratio:

Amps ; Volts:

General Plan:

**Entitlements:** 

Topography:

No Utilities:

Rent + Expenses:

Office

45,000

Existina

Immediate

Steel

1980

Office/R&D

Available SF: 12,630 Colliers

Avail Subtype: Office/R&D Rental Rate: \$2.85 NNN

\$2.85 NNN LEASE NOTES

\$1.19 Expenses include taxes, insurance, common area maintenance,

\$4.04 PSF management fee and utilities. Tenant is responsible for suite janitorial

2 services.

3 0 / 1000

2,000 ; Buildout:

- Market Ready Condition

- 7 Private Offices

- Conference Room

- Break Area and Break Room

**CONTACT / COMMENTS** 

Craig Fordyce, SIOR, CCIM

BROKERAGE:

- Lab

- Server Room

- Open Workspace

FEATURES: Breakroom

Passenger/Freight Elevators:

SJC-06 Marriott Conference Room - 104-40-019 Drop Ceiling - 100%

Highway Access - 101, 237, 880

HVAC - 100% Parking: EV Stations -

Plug & Play Private Office - 7 Signage -Sprinklers Onsite amenities Include:

- Brand new KINETIC Fitness center with showers and lockers

Brand new Conference/Training RoomWalking/riding trail to Santa Clara Square

- Brand new metal seam roofs installed throughout the project

- Electric vehicle charging stations onsite

- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,

large umbrellas for coverage, serene water areas

### PROPERTY INFORMATION **CONTACT / COMMENTS AVAILABLE INFORMATION BROKERAGE:** Santa Clara Park at Freedom Circle FOR LEASE 7,253 Colliers 3960 Freedom Circle, Suite 201 Available SF: Craig Fordyce, SIOR, CCIM 408-282-3911 Santa Clara, CA 95054 Avail Subtype: Office/R&D \$2.85 NNN Rental Rate: Office **LEASE NOTES** Property Type: \$1.06 Expenses include taxes, insurance, common area maintenance, Expenses: Office Property Subtype: 45,000 Rent + Expenses: \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial Property SF: 2 services. Floor Num: **Construction Status:** Existing 1980 Parking Ratio: 3.0 / 1000 Year Built: 1016271470 - Y Buildout: 2,000;460 Class: B Amps; Volts: - 4 Private Offices Passenger/Freight Elevators: Floors: - Conference Rooms 6/01/2023 General Plan: Available Date: - Huddle Room





Occupied?:

Zoning:

Website:

Territory:

FEATURES: Breakroom

No Entitlements:

Utilities:

Topography:

Sprinklers

Conference Room -Drop Ceiling - 100% Highway Access - 101 HVAC - 100% Private Office - 4 Reception Area Restrooms Server/IT Room

Onsite amenities Include:

- IT/Storage Room

- Open Office

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,

### PROPERTY INFORMATION **CONTACT / COMMENTS AVAILABLE INFORMATION BROKERAGE:** Santa Clara Park at Freedom Circle FOR LEASE 3,746 Colliers 3960 Freedom Circle, Suite 202 Available SF: Craig Fordyce, SIOR, CCIM 408-282-3911 Santa Clara, CA 95054 Avail Subtype: Office/R&D \$2.85 NNN Rental Rate: Office **LEASE NOTES** Property Type: \$1.06 Expenses include taxes, insurance, common area maintenance, Expenses: Office Property Subtype: 45,000 Rent + Expenses: \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial Property SF: 2 services. Floor Num: Construction Status: Existing 1980 Parking Ratio: 3.0 / 1000 Year Built: 1016301054 - Y Buildout: 2,000;460 Class: B Amps; Volts: - 2 Private Offices Passenger/Freight Elevators: Floors: - 1 Conference Room 6/01/2023 Available Date: General Plan: - Break Room No Entitlements: Occupied?: - IT/Storage Room Utilities: Zoning: - Reception area - Open Office Website: Topography:

### FEATURES: Breakroom Onsite amenities Include: Conference Room - 1

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training Room
- Walking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,





### PROPERTY INFORMATION **CONTACT / COMMENTS AVAILABLE INFORMATION BROKERAGE:** Santa Clara Park at Freedom Circle FOR LEASE 6,370 Colliers 3960 Freedom Circle, Suite 203 Available SF: Craig Fordyce, SIOR, CCIM 408-282-3911 Santa Clara, CA 95054 Avail Subtype: Office/R&D \$2.85 NNN Rental Rate: Office **LEASE NOTES** Property Type: \$1.06 Expenses include taxes, insurance, common area maintenance, Expenses: Office Property Subtype: 45,000 Rent + Expenses: \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial Property SF: 2 services. Floor Num: **Construction Status:** Existing





Year Built:

Available Date:

Occupied?:

Class:

Floors:

Zoning:

Website:

Territory:

6/01/2023 General Plan:

No Entitlements:
Utilities:
Topography:

SJC-06 Marriott FEATURES: Breakroom
Conference Page 12

Conference Room - 13
Drop Ceiling - 100%
Highway Access - 101
HVAC - 100%
Private Office - 4
Reception Area
Restrooms
Server/IT Room
Sprinklers

1980

Parking Ratio:

Passenger/Freight Elevators:

B Amps; Volts:

Onsite amenities Include:

3.0 / 1000

2,000;460

Buildout:

- 4 Private Offices

- Break Room

- Open Office

- Huddle Room

- IT/Storage Room

- Brand new KINETIC Fitness center with showers and lockers
- Brand new Conference/Training RoomWalking/riding trail to Santa Clara Square
- Brand new metal seam roofs installed throughout the project
- Electric vehicle charging stations onsite
- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,

### **CONTACT / COMMENTS** PROPERTY INFORMATION **AVAILABLE INFORMATION BROKERAGE:** Santa Clara Park at Freedom Circle FOR LEASE

1016301056 - Y



5.965 Colliers 3960 Freedom Circle, Suite 204 Available SF: 408-282-3911 Santa Clara, CA 95054 Craig Fordyce, SIOR, CCIM Avail Subtype: Office/R&D \$2.85 NNN Rental Rate: Office LEASE NOTES Property Type:

\$1.06 Expenses include taxes, insurance, common area maintenance, Expenses: Office Property Subtype: \$3.91 PSF management fee and utilities. Tenant is responsible for suite janitorial Rent + Expenses: 45,000 Property SF: 2 services. Floor Num: Construction Status: Existing

1980 Parking Ratio: 3.0 / 1000 Year Built:

Buildout: 2,000;460 Class: Amps ; Volts: - 4 Private Offices Passenger/Freight Elevators: Floors:

- 2 Conference Rooms Available Date: 6/01/2023 General Plan: - Break Room No Entitlements: Occupied?: - IT/Storage Rom Zoning: Utilities: - Open Office

Website: Topography:

Reception Area

Restrooms Server/IT Room Sprinklers

Onsite amenities Include: SJC-06 Marriott Territory: FEATURES: Breakroom - Brand new KINETIC Fitness center with showers and lockers

Conference Room - 2 - Brand new Conference/Training Room Drop Ceiling - 100% - Walking/riding trail to Santa Clara Square Highway Access - 101

- Brand new metal seam roofs installed throughout the project HVAC - 100%

- Electric vehicle charging stations onsite Private Office - 4

- 3 outdoor amenity areas including BBQ's, bocce' ball court, fire pit,

large umbrellas for coverage, serene water areas



1016266934 - N



Potrero Campus 350 Potrero Ave 5 Sunnyvale, CA 94085

Territory:

APN:

Office Property Type: Property Subtype: Office/R&D 32,516 Property SF: 2.16 Acres Lot Size: Construction Status: Existing 1975 Year Built: В Class: Floors: Available Date: **Immediate** Yes Occupied?:

SJC-04 Oakmead

165-30-008

**BROKERAGE:** FOR LEASE

32,516 Colliers Available SF: Office/R&D David Sandlin, SIOR Avail Subtype:

\$4.45 NNN Rental Rate: Expenses: TBD

Parking Ratio: Clear Height (min - max):

FEATURES: Highway Access - 101, 237

Sprinklers

**Kyle Portal** John Colyan

3.7 / 1000 LEASE NOTES 18' Great glass line, class A office improvements, currently occupied by

Apple, 7 charging stations, 5 bike lockers, restrooms include showers.

408-282-3988

408-282-3954



1016296051 - N



380 Pastoria Ave Sunnyvale, CA 94085		
Property Type:	Industrial	
Property Subtype:	R&D	
Property SF:	45,383	
Lot Size:	2.45 Acres	
Construction Status:	Existing	
Class:	С	
Floors:	1	
Available Date:	Immediate	

PROPERTY INFORMATION

Occupied?: SJC-04 Oakmead Territory:

APN:

**AVAILABLE INFORMATION** 

	FOR SUBLEASE
	Available SF:
ustrial	Office BuildOut SF:
R&D	R&D SF:
5,383	Avail Subtype:
Acres	Rental Rate:
kisting	Expenses:
Č	Rent + Expenses:
1	Lease Expiration Date:

Parking Ratio: mediate Grade Level Doors: Clear Height (min - max): 2,000; 277/480 Amps; Volts: 165-28-012

> FEATURES: Highway Access - 101, 237 Parking: EV Stations - 5 Sprinklers

### **CONTACT / COMMENTS**

BROKERAGE: 45,383 Colliers

₹3,303	00010	
12,000	Paul McManus	408-282-3963
33,383	Kyle Portal	408-282-3954

Office/R&D PROPERTY DESCRIPTION

\$4.00 NNN Zero net energy, zero carbon emission building.

\$0.65 LEASE NOTES

15'

\$4.65 PSF State of the art auto R&D lab. Furniture potentially available. Extensive 11/30/2028 glass line & indoor/outdoor collaboration area. Grade level loading. Fenced yard. Longer term available direct. Certified LEED platinum 3.2 / 1000 building. Do not disturb tenant.

# **OFFICE - FOR LEASE AND SALE**







7240 Holsclaw Gilroy, CA 95020	
Property Type:	Industrial
Property Subtype:	R&D/Office
Property SF:	29,124
Lot Size:	24.54 Acres
Construction Status:	Existing
Available Date:	Immediate
Occupied?:	No
Territory:	SJC-30 Gilroy
APN:	841-22-074

PROPERTY INFORMATION

# **AVAILABLE INFORMATION** FOR LEASE AND SALE

Available SF: 29,124 - 62,120 Min - Max Divisibility: Avail Subtype: Office/R&D \$25,000/Month LEASE NOTES Rental Rate: Expenses:

Sale Price: Price PSF:

FEATURES: Lab Space

**CONTACT / COMMENTS** 

# 29.124 Colliers

Mark Sanchez 408-313-8444 Matt van Keulen 408-842-7000

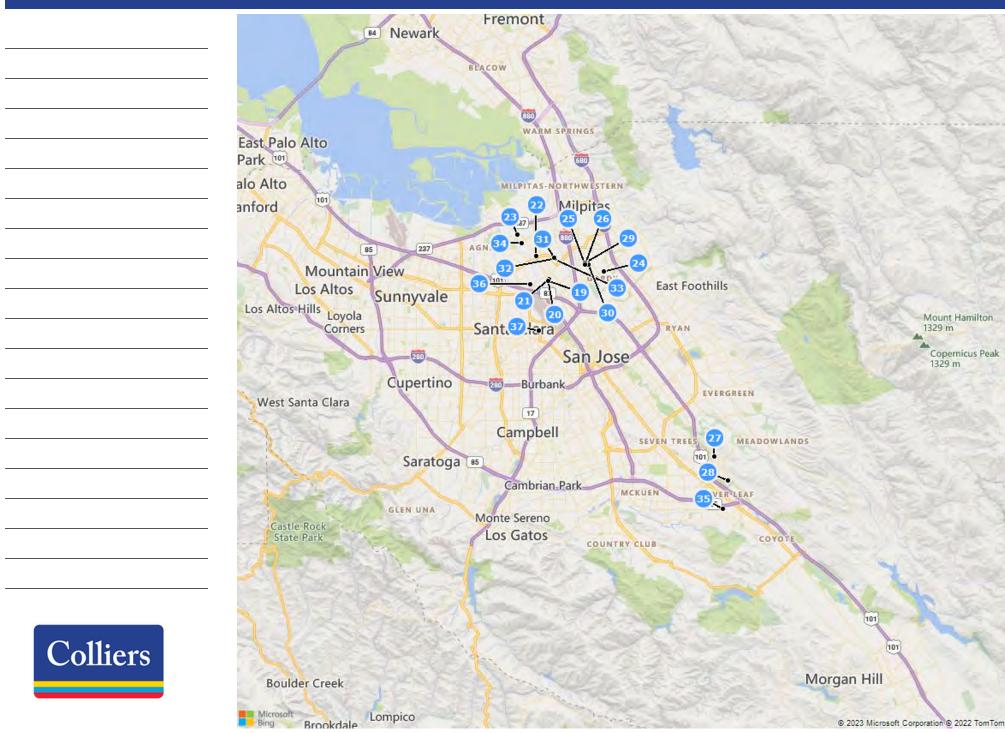
BROKERAGE:

TBD \$25,000 IG/month. AG/research and seed lab facility. Improvements \$4,900,000 include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 \$168.25 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.

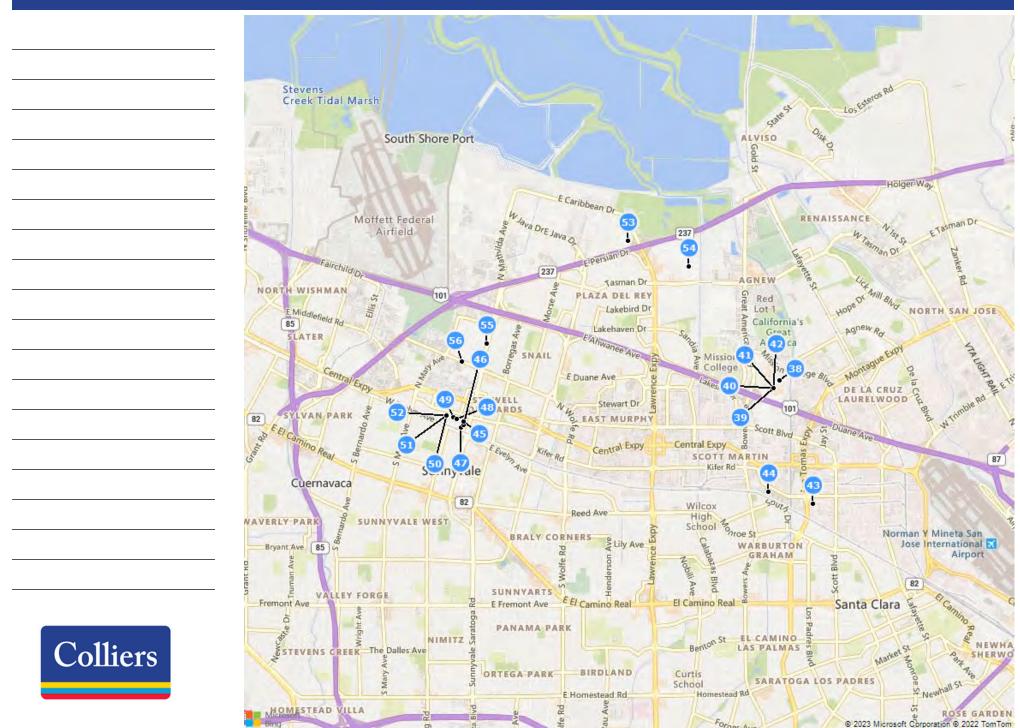
### **SALE NOTES**

AG/research and seed lab facility. Improvements include a 17,904 SF main lab/office/R&D building; 6,120 SF and 5,100 SF shop buildings, and 62,120 SF of green houses. Total site size is approximately 24.54 acres of land. Zoned A40 in County of Santa Clara jurisdiction.

**LOCATION SUMMARY MARCH 09, 2023** Castro Valley ity Livermore Hayward San 101 Pleasanton isco 132 San Francisco Bay Millbrae Union City rlingame Foster orth Peak 280 Fremont San Mateo rper Peak ada Redwood City Moon Bay Palo A Morena Sierra Mountain dew Diablo Grande Sunnyvale Mount Hamilton 1329 m San Jose Cupertino 85 Campbell Diablo Range Henry Coe State Park Morgan Hill **Boulder Creek** Ben Lomond **South Santa** Scotts Nalley Valley 17 Gilroy Aptos Santa Cruz Capitola Rio Del Mar Watsonville Colliers Hollister San Juan Bautista Ridgemark Microsoft Bing Monterey Bay Prunedale © 2023 Microsoft Corporation © 2022 TomTom LOCATION SUMMARY MARCH 09, 2023



LOCATION SUMMARY MARCH 09, 2023



**LOCATION SUMMARY MARCH 09, 2023** Sport E Caribbean Dr Complex ett Federal Airfield Baylands Park E Java Dr Santa and Tasman Dr Tasman Dr. VTA LIGHT RAIL 237 PLAZA DEL REY Sunnyvale Golf Course Lakebird Dr 237 Almanor Ave Pactron 5 E Wedde Lakehaven Dr. LAKEWOOD Lot W Maude Ave Mission College SNAIL SAN MIGUEL 101 Mission College Blvd WEST MURPHY Sunnyvale E Duane Ave E Maude Ave High Central Expy School The Kings STOWELL Academy: Stewart Dr EAST MURPHY E Arques Ave E Arques Ave VICTORY Central Expy VILLAGE & WASHINGTON PARK SCOTT MARTIN Adair lowa Ave School Kifer Rd Sunnyvale CUMBERLAND WEST LAWRENCE Old San Francisco Rd Wilcox High SUNNYVALE WEST

BRALY CORNERS NIS AVE.

& GAVELLO GLEN

Lily Ave

School

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P EHIANOZA